

COUNTY OF YORK

MEMORANDUM

DATE: May 22, 2002 (BOS Mtg. 6/4/02)

TO: York County Board of Supervisors

FROM: James McReynolds, County Administrator

SUBJECT: Public Sewer Extension Agreement: Creekside Landing

Mid-Atlantic Holdings, L.L.C., developer of the proposed development known as Creekside Landing, has requested authorization of a Public Sewer Extension Agreement as required by Section 18.1-53(b) of the York County Code. The proposed 265 single family residential cluster development is located on 205 acres of land Zoned R20, which is bordered by the Royal Grant Subdivision, the City of Williamsburg, Interstate 64 and Queens Creek (Exhibit A).

To provide sanitary sewer service to the proposed development, the developer will be required to construct two pump stations, extend approximately 11,300 feet of gravity sewer and approximately 7,500 feet of force main from existing County facilities. Connection fees for the proposed development will be calculated in accordance with Section 18.1-64(a) of the County Code upon final development plan approval. Based on the current connection fee schedule the developer's sanitary sewer connection fees would be \$496,875.

Board approval is required for sewer extensions because the current County Code, Section 18.1-53(b), requires the governing body to authorize the agreement. Additionally, state law requires that the developer "appear" before the Board of supervisors and inform them of his desire to connect to sewer facilities of the county for more than three connections. In the next revision of the County Code, upcoming in June, revisions are proposed to amend the sewer code that will allow for the County Administrator to administratively approve extensions involving three or less connections.

It is recommended that the execution of a Public Sewer Extension Agreement for the subject project be authorized through the adoption of proposed Resolution R02-104.

Woodward/3241:bkw

Attachments:

?? Map of Service Area-Exhibit A
?? Proposed Resolution R02-104

